177.0	0005	0015.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	624,400	/	624,400
USE VALUE:	624,400	/	624,400
ASSESSED:	624,400	/	624,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
116		SYLVIA ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CAMPESE PAUL & HRIPSIME
Owner 2:	
Owner 3:	
Street 1:	116 SYLVIA ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	CLAYMAN JEFFREY O -
Owner 2:	-
Street 1:	116 SYLVIA STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 3,600 Sq. Ft. of land mainly classified as Two Family with a Cape Building built about 1960, having primarily Vinyl Exterior and 1700 Square Feet, with 2 Units, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	3600.000	254,800		369,600	624,400
Total Card	0.083	254,800		369,600	624,400
Total Parcel	0.083	254,800		369,600	624,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 367.29 | /Parcel: 367.2

Legal Description

User Acct
119767
GIS Ref
GIS Ref
Insp Date
07/30/18

Entered Lot Size	
Total Land:	
Land Unit Type:	

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 177.0-0005-0015.0

!13903!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	254,700	0	3,600.	369,600	624,300	624,300	Year End Roll	12/18/2019
2019	104	FV	215,600	0	3,600.	364,300	579,900	579,900	Year End Roll	1/3/2019
2018	104	FV	215,600	0	3,600.	279,800	495,400	495,400	Year End Roll	12/20/2017
2017	104	FV	215,600	0	3,600.	264,000	479,600	479,600	Year End Roll	1/3/2017
2016	104	FV	215,600	0	3,600.	242,900	458,500	458,500	Year End	1/4/2016
2015	104	FV	203,200	0	3,600.	227,000	430,200	430,200	Year End Roll	12/11/2014
2014	104	FV	203,200	0	3,600.	209,100	412,300	412,300	Year End Roll	12/16/2013
2013	104	FV	203,200	0	3,600.	209,100	412,300	412,300		12/13/2012

PRINT

Date	Time
12/11/20	03:47:41

LAST REV

Date	Time
12/23/19	09:58:16
danam	

USER DEFINED

Prior Id # 1:	119767
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13903

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CLAYMAN JEFFREY	71850-255	1	11/6/2018		645,000	No	No		
CLAYMAN JEFFREY	55506-399		10/1/2010	Convenience	1	No	No		
CRAM CLAIRE M/R	53997-492		12/15/2009		465,000	No	No		
HAMILTON DONALD	34821-355		2/15/2002	Family	293,750	No	No		
	20459-420		3/1/1990		1	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/19/2019	1109	Solar Pa	10,752	C				
4/1/2019	511	Insulate	1,667	C				
9/2/2014	1104	Re-Roof	7,000					

ACTIVITY INFORMATION

Date	Result	By	Name
4/17/2019	SQ Returned	JO	Jenny O
7/30/2018	MEAS&NOTICE	BS	Barbara S
12/18/2008	Entry Denied	345	PATRIOT
1/3/2000	Measured	243	PATRIOT
7/14/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		3600		Sq. Ft.	Site		0	70.	1.47	6									369,601						369,600	

Total AC/HA:	0.08264	Total SF/SM:	3600	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total:	369,601	Spl Credit		Total:	369,600

EXTERIOR INFORMATION

Type:	5 - Cape
Sty Ht:	2 - 2 Story
(Liv) Units:	2 Total: 2
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	BEIGE
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.26764703
Const Adj.:	1.00500000
Adj $ / SQ:	133.768
Other Features:	100000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	369222
Depreciation:	114459
Depreciated Total:	254763

COMMENTS

EST BMT CH COND WIP.

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3			Baths: 1				HB		

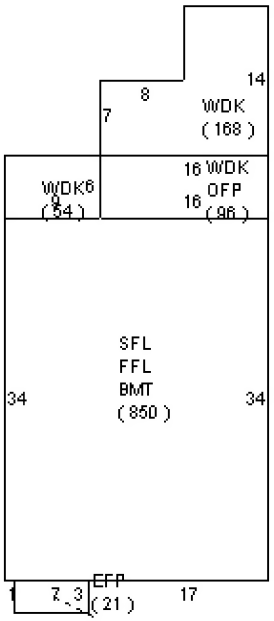
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	3	2	
1	3	1	
Totals			
2	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	133.77
Special Features:	0	Val/Su Net:	85.36
Final Total:	254800	Val/Su SzAd	149.88

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	850	40.130	34,111
FFL	First Floor	850	133.770	113,703
SFL	Second Floor	850	133.770	113,703
WDK	Deck	318	9.190	2,923
OFP	Open Porch	96	33.860	3,250
EFP	Enclos Porch	21	72.960	1,532

Net Sketched Area:	2,985			Total:	269,222
Size Ad	1700	Gross Are	2985	FinArea	1700

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 177.0-0005-0015.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X12	G	AV	2006	0.00	T	10.4	104						

More: N	Total Yard Items:		Total Special Featues:		Total: